

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
Richard Eugene Gregory, Jr.
Kayce Ryan Gregory
Debtors

Case No. 17-01866-HWV
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0314-1

User: AGarner
Form ID: pdf010

Page 1 of 1
Total Noticed: 1

Date Rcvd: Mar 20, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 22, 2018.

db/jdb +Richard Eugene Gregory, Jr., Kayce Ryan Gregory, 128 Cranbrook Drive,
Dover, PA 17315-1237

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE.

TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 22, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 20, 2018 at the address(es) listed below:

Brent Diefenderfer on behalf of Debtor 1 Richard Eugene Gregory, Jr. bdiefenderfer@cgalaw.com, tlocondro@cgalaw.com;scomegna@cgalaw.com;hlocke@cgalaw.com;rminello@cgalaw.com;kbrayboy@cgalaw.com;jrrosenau@cgalaw.com;r48835@notify.bestcase.com
Brent Diefenderfer on behalf of Debtor 2 Kayce Ryan Gregory bdiefenderfer@cgalaw.com, tlocondro@cgalaw.com;scomegna@cgalaw.com;hlocke@cgalaw.com;rminello@cgalaw.com;kbrayboy@cgalaw.com;jrrosenau@cgalaw.com;r48835@notify.bestcase.com
Charles J DeHart, III (Trustee) dehartstaff@pamdl3trustee.com, TWecf@pamdl3trustee.com
Christos A Katsaounis on behalf of Creditor Commonwealth of Pennsylvania, Department of Revenue RA-occbankruptcy5@state.pa.us, RA-occbankruptcy6@state.pa.us
James Warmbrodt on behalf of Creditor Pacific Union Financial, LLC bkgroup@kmllawgroup.com
Kevin S Frankel on behalf of Creditor Nationstar Mortgage LLC pa-bk@logs.com
Steven P. Kelly on behalf of Creditor Quicken Loans Inc. skelly@sterneisenberg.com, bkecf@sterneisenberg.com
United States Trustee ustpregion03.ha.ecf@usdoj.gov
William Edward Miller on behalf of Creditor Quicken Loans Inc. wmillier@sterneisenberg.com, bkecf@sterneisenberg.com

TOTAL: 9

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In Re:

RICHARD AND KAYCE R. GREGORY
a/ka KAYCE R. CAMPBELL
Debtors

Chapter 13

RICHARD AND KAYCE R. GREGORY
Movants

Case No. 1:17-bk-01866

vs.

PACIFIC UNION FINANCIAL, LLC

CHARLES J. DEHART, III, ESQUIRE
CHAPTER 13 TRUSTEE

DOVER TOWNSHIP

MAJOR RESTORATION SERVICES
Respondents

**ORDER APPROVING SALE OF REAL PROPERTY MOTION TO SELL REAL
ESTATE FREE AND CLEAR PURSUANT TO 11 U.S.C. §363(b) and §363(f)(2)**

The Motion of the Debtors Richard and Kayce R. Gregory, to Approve the Sale of Real Property Pursuant to 11 U.S.C. §363(b) and §363(f)(2) and Approve Distribution of Proceeds ("Motion") having come this day before the Court, and following notice to creditors in the above case and an opportunity for a hearing thereon, and the Court believing that the sale of the Real Property (as defined below) is in the best interests of the Debtors and their estate, and that such sale is made in good faith, and that the consideration offered is fair and reasonable; it is

HEREBY ORDERED that:

1. The Debtors, Richard and Kayce R. Gregory, are authorized to sell the Real Property located at and known as 3747 Kimberly Lane, Dover, Pennsylvania 17315 (the "Real Property"), under the terms of and pursuant to that certain Agreement between the Debtors as Sellers, and Live Ready LLC, Buyers, (the "Agreement"), and as set forth in the Motion. Such sale shall be to Buyer for the total consideration of \$125,000.00 (the "Consideration").

2. All liens will attach to the proceeds in the order of their priority subject to the distribution set forth in this Order. The secured liens against the Real Property are a mortgages in favor of Pacific Union Financial.

3. The distribution of the funds generated by the sale of the Real Property shall be as follows:

- a. Any notarization or incidental filing or recording fees required to be paid by the Debtors as Sellers;
- b. Any costs associated with the preparation of the deed or normal services with respect to closing, including reasonable attorney's fees;
- c. Realty transfer tax, if any, required to be paid by Debtors, as Sellers;
- d. Payment to the appointed real estate agent in the amount of six percent (6%) of the sale consideration as a real estate commission;
- e. Payment to Pacific Union Financial of all net proceeds.

4. The sale is to a good faith purchaser and for fair market value within the meaning of 11 U.S.C. §363(m) and In re Abbotts Dairies of Pennsylvania, Inc., 788 F.2d 142 (3rd Cir. 1986).

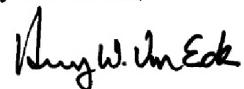
5. The Debtors are empowered and ordered to execute any and all documents necessary to effectuate the sale of the Real Property.

6. Fed.R.Bankr. P Rule 6004(h) is not applicable, and the Real Property may be sold and purchased promptly.

7. Upon payment of the appropriate fee, the Clerk's Office shall provide the Debtor with certified copies of this Order, as are necessary to be recorded in the Office of the Recorder of Deeds of York County, Pennsylvania.

Dated: March 20, 2018

By the Court,



Henry W. Van Eck, Bankruptcy Judge (LS)